



# Foggy Bottom News

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## Zoning Commission Meets on 26th and K PUD Project

By Ellie Becker

On February 28, the Zoning Commission held the hearing on the 26th and K Street PUD project. The FBA and ANC2A supported the development, to be built by Edward Lenkin of the Lenkin Company. The Commission will make its decision at a future meeting, possibly in April.

The property is on the southeast corner of 26th & K Streets, and will be a condominium apartment building with 101 units. It will replace the seven townhouses and pottery studio that currently occupy the site.

The FBA and the ANC voted in public meetings to:

1. Oppose totally the possible rezoning of the site to C-2-C, or to R-5-D without a Planned Unit Development.\* Because of size restrictions, the PUD application was made for C-2-C, and the FBA and ANC supported the developer's request for a waiver of the size requirement. It also opposed straight rezoning of the R-5-B\*\* portion of the land to R-5-D without the protections to the neighborhood provided by the PUD process, which mandates that the project can be built only according to the plan that has been submitted and approved. After Zoning Commission approval of a PUD, no changes are allowed in the building's size, use, etc.; and

2. Support the project subject to two conditions, both of which were met. One was providing additional off-street parking spaces (for a total of 70), and the other the execution of an agreement and declaration of covenants.

The decision by the FBA and the ANC to support the project was the result of ten months of meetings between the developer and the community, which was represented by an ad hoc committee. Committee members were Robert Brewster and Grace Watson of Queen Anne's Lane, Lois Zuckerman of the Excelsior, Dian Overbey of Colonial Arms, FBA President Rick Churchill, then ANC2A Chair Steve Levy, and Holsey Handyside and Ellie Becker (committee chairman), both of Eye Street. Karen Gordon served as an advisor to the group.

Maria Tyler, ANC Commissioner for the affected district, also served on the committee, but withdrew recently because of her opposition to the project. The owner of the Excelsior, Frederick Mascioli, also opposed the project at the hearing.

The project received community support for several major reasons:

1. The developer's commitment to limit the building to strictly residential purposes. In addition to making residential use a part of the PUD application, he entered into an agreement and a declaration of covenants covering residential use and other matters. These agreements are between the developer, the ANC, the FBA and several named individual owners of property in close proximity to the proposed development. These agreements, and the assurances provided by the PUD process, should help protect the community's concerns for maintenance of the residential character of the immediate area.

2. The developer is willing to increase the off-street parking to 70 spaces (25 are required), and to agree to other measures to lessen the traffic impact and minimize potential problems caused by construction, trash pickup, deliveries and other activities.

3. His wish is to make the building design as compatible as possible. For example, portions of the 26th Street facade are stepped down, giving the appearance of two townhouse structures.

4. The PUD permits the developer to utilize a rear courtyard, this providing more light for nearby apartments.

The support of the ANC and FBA understandably is given with reluctance, based on the loss of the unique, low-density buildings which will be demolished. The impact of an increase from the present eight living units to 101 units causes great concern as well, especially since the surrounding streets are somewhat narrow and already oversaturated with parking.

Both the ANC and the FBA, however, came to the realization that, given other

possible matter-of-right alternatives, the R-5-D PUD should receive community support.

\*C-2-C: a high density mixed residential and commercial zone in which the uses of the building as a hotel is a matter of right.

R-5-D: a high density residential zone (90 feet); in the absence of a planned unit development, community involvement in the development would not be a consideration. Planned Unit Development (PUD) is a special zoning process in which the developer in exchange for increased density or more flexibility of design will give the zoning commission, and through them the community, more control of the form that the development will take.

\*\*R-5-B: a lower density residential zone (60 feet).

## Art Fair

St. Paul's Episcopal Church will be the site of a neighborhood art fair on April 30. Present plans call for exhibits in the dining room of Pillsbury House at 2430 K Street as well as on the west lawn of the church. The fair will also feature a cafe for the service of food, a bake sale, a silent auction, and entertainment.

Exhibited and on sale will be works of art by members of the parish, friends of the parish, and others. It is expected that pieces would include paintings, other fine arts, religious art, stained glass, needlework, sculpture, metalwork, pottery, and woodcarving. Work must be designed and executed by the artist and each artist will be available at his own booth.

Although some of the paintings and objects will be by experienced artists and priced accordingly, the chief purpose of the fair is to provide a place for the acquisition of moderately priced art and to give to artists who have little or no experience in exhibiting an opportunity to display their work.

Those who are interested in providing art works for sale should call John Howerton at 347-5851 (day) or 338-2394 (evening).

## Guest Speaker Councilman John Wilson Monday, March 28

St. Paul's Parish House  
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8:00 PM

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What can you do for 1½ cents per day? Well, you can smoke ¼ of a cigarette, eat ⅓ of an ounce of a Mounds Bar, eat ⅓ of one MacDonald's french fry, or purchase ⅓ of an ounce of gasoline—which certainly won't take you very far! Pennies don't seem to be worth much today, do they? If you answered "Yes" to that question, then we need to introduce you to the real facts. One and one-third cents per day can go a very long way indeed!

In the past year, your penny and one-third per day has: supported the legal battle for the bus ban in Foggy Bottom; helped to build a playground for the neighborhood children; paid for the study of the architectural history of Foggy Bottom, which presents our case for historical preservation; contributed to the success of the Spring Block Party and the Octoberjazzfest. To top all of this off, your penny and one-third has helped fund the Foggy Bottom News. There are so many of us who contribute the brainpower, voicepower and manpower that have brought success to all of these projects. None of us is seeking fame or fortune through these efforts; our only goal is to ensure that Foggy Bottom is the best that it can be for all of us. What other neighborhood do you know of that has such a sense of community, is so successful in making its wishes known to the city or has a quality newspaper that is delivered free-of-charge to its residents and businesses?

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## Neighborhood Loses Two Good Friends During February

By Rick Churchill

Our neighborhood was shocked at the death of Barbara Watson last month; that loss was compounded by the death of George Kramer who lived at 2117 E St., the Sherry Towers. Those who knew George shared his deep concern for the welfare of the community. Those who worked with George knew his unselfish devotion in time and energy to fight for a just meaning to "the rights of tenants." I hope his loss will strengthen our resolve to seek justice in an unjust system. We will miss both of you.

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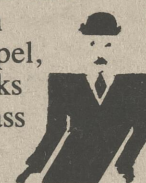
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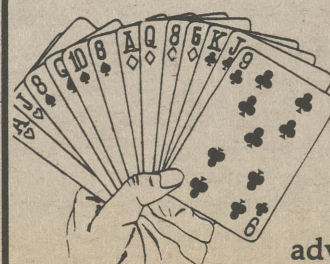
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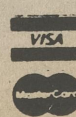
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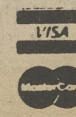
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# Notes of the ANC Meeting

**ANC redistricting:** Commissioner Levy summarized the meetings of the Ward 2 Task Force (resident Bob Charles is Co-Chair), and outlined the recommendations of the subgroup for the ANC-2A area, which included Bob Charles, Steve Levy, Marianna Moore, and Marjorie Wheatley. The proposal is to maintain the current ANC boundary lines, but the loss of population in the ANC area in the past ten years requires a realignment into six Single Member Districts instead of the current seven. The final decisions will be made by the D.C. Council.

**Boardroom II:** At Commissioner Rigdon's request in absentia, the ANC agreed to pay half the cost of the hearing transcript (not to exceed \$85) to assist residents in fighting the establishment of this sexually-suggestive business on 20th Street between M and N Streets. A petition was also circulated at the meeting for residents to be able to express their opposition. In a related action, the ANC requested that the Alcoholic Beverage Control Board notify both ANC's when, in cases such as Boardroom II, the business location is on the ANC boundary.

**Bus Ban:** The main case is nearing the decision point, with final briefs due to be filed on 10 March. Financing this defense of the neighborhood continues to be a problem. The ANC reviewed funds on hand, expenses to date, and expenses anticipated including a role during the expected court appeal of the decision. The result of this tally is that the neighborhood must raise an additional \$2,000 to cover expected remaining costs. The consensus was that the ANC could not commit additional funds at this point of its fiscal year, but Commissioner Levy's motion to make the remaining \$128 in ANC matching funds an outright grant to the Bus Ban was approved unanimously. Others expressed confidence that residents would be able to raise the necessary funds eventually.

**Comprehensive Plan:** This meeting had been called jointly with the Foggy Bottom Association to discuss the draft Comprehensive Plan with staff of the D.C. Office of Planning and Development; however OPD staff cancelled their appearance at the last moment. The meeting proceeded with Commissioner Rosenbaum outlining the draft plan and noting its many weaknesses. The Foggy Bottom area will be particularly concerned about the plan's policies on housing, historic preservation, university campus plans (GWU), urban design standards, and development around Metro rail stations. The final Comprehensive Plan is now expected

to include a land use map, which will have the force of law. The ANC will adopt a position on the draft Comprehensive Plan at its April regular meeting.

**George Kramer:** The ANC unanimously passed a resolution to honor the memory of George Kramer, a tenant at Sherry Towers, who died suddenly on February 28th. His determined concern for his fellow tenants and the well-being of the neighborhood will be missed.

**Whitehurst Freeway:** Jenny Brake reported that the task force was working with three alternatives at this stage, and would continue to refine the options. Responding to questions, she said that we can expect to reclaim some land eventually, due to realignment and elimination of some traffic ramps. Although it is unlikely that we will achieve wider sidewalks in the 25th-26th Street areas of K Street, better pedestrian access should be provided toward the Georgetown area of the project.

**Zoning: 26th and K:** Ellie Becker reported on the Zoning Commission hearing (case #82-11c) on the application for a Planned Unit Development (see related article).

**2400 Pennsylvania Avenue (BZA #13935):** The building owner has appealed a ruling by the Zoning Administrator, favorable to the tenants and the position argued by the ANC, that medical clinics for humans are not a residential use although they are permitted in residential zones. A hearing has been scheduled for 16 March, and the ANC unanimously adopted a resolution supporting the 2400 Pennsylvania Avenue Tenants Association's request to be a party in the case, as well as a

resolution strongly supporting the Zoning Administrator's ruling and asking that the ANC be allowed to be a party as well.

**2112 F Street (BZA #13926):** At the 23 February hearing, the developer asked for a postponement for 90 days, which the BZA granted reluctantly. Accordingly, the ANC will pursue this case in May.

**Sherry Towers (BZA #13917):** Ruling on strict construction of a technicality, the BZA decided at the 16 February hearing not to hear the ANC's appeal of the Zoning Administrator's decision to issue a permit to cut a rear door at Sherry Towers. However, in the course of the two-hour discussion, Commissioner Levy was able to place a great deal of information on the record, and make the BZA aware of the situation at Sherry Towers. Several members of the BZA said that the evidence provided by the ANC and the tenants might well indicate that violations were taking place at Sherry Towers; however the building permit in question was not in violation of BZA orders, and that was the only issue technically before the Board.

**University support building (2000 block of F Street):** In response to a question from Commissioner Levy, GWU spokesman Bob Dickman said the university expects to file its plans for the support building with the BZA the week of 7 March. Steve Levy again asked when the university would provide the ANC with information about the project, and Bob Dickman said that would be provided when it is filed with the BZA.

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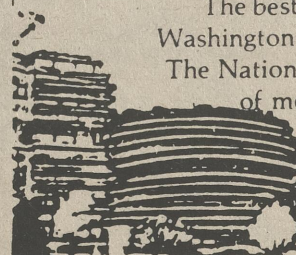
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